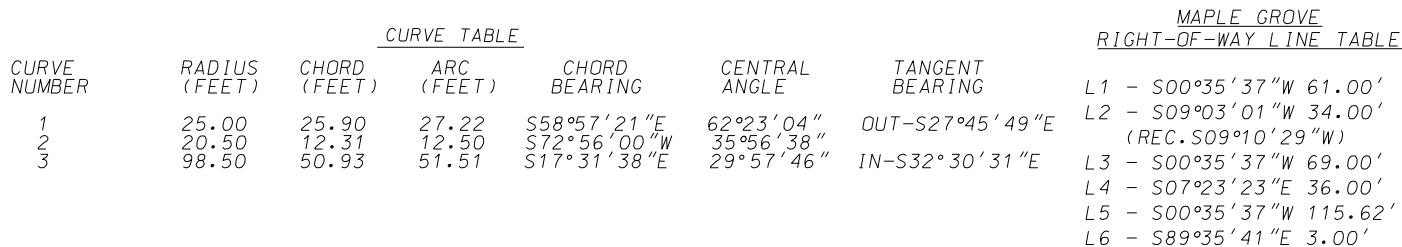


LOT 2, CERTIFIED SURVEY MAP NO. 16362,  
LOCATED IN THE NW1/4 OF THE NW1/4  
SECTION 12, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

PUBLIC STREET EASEMENT &  
PRIVATE STORMWATER MANAGEMENT  
EASEMENT LINE TABLE

LEGEND

FOUND 3/4" IRON REBAR

LINE	BEARING & LENGTH
L1	S89°51'07"W - 219.79'
L2	S73°40'01"W - 22.84'
L3	S51°27'50"W - 135.20'
L4	S61°57'45"W - 62.76'
L5	S38°32'10"E - 24.81'
L6	S64°17'34"E - 43.21'
L7	N89°51'07"E - 291.89'
L8	N00°32'44"E - 128.62'
L9	N51°27'50"E - 181.60'
L10	S89°51'07"W - 160.24'



GRID NORTH  
WISCONSIN COORDINATE  
REFERENCE SYSTEM (WISCRS)  
DANE COUNTY NAD83(2011) THE  
NORTH LINE OF THE NW1/4  
SEC. 12, T6N, R8E  
BEARS N89°51'07"E

DATE: October 7, 2024

F.N.: 24-07-114

C.S.M. NO.

DOC. NO.

VOL. SHEET

SHEET 1 OF 6



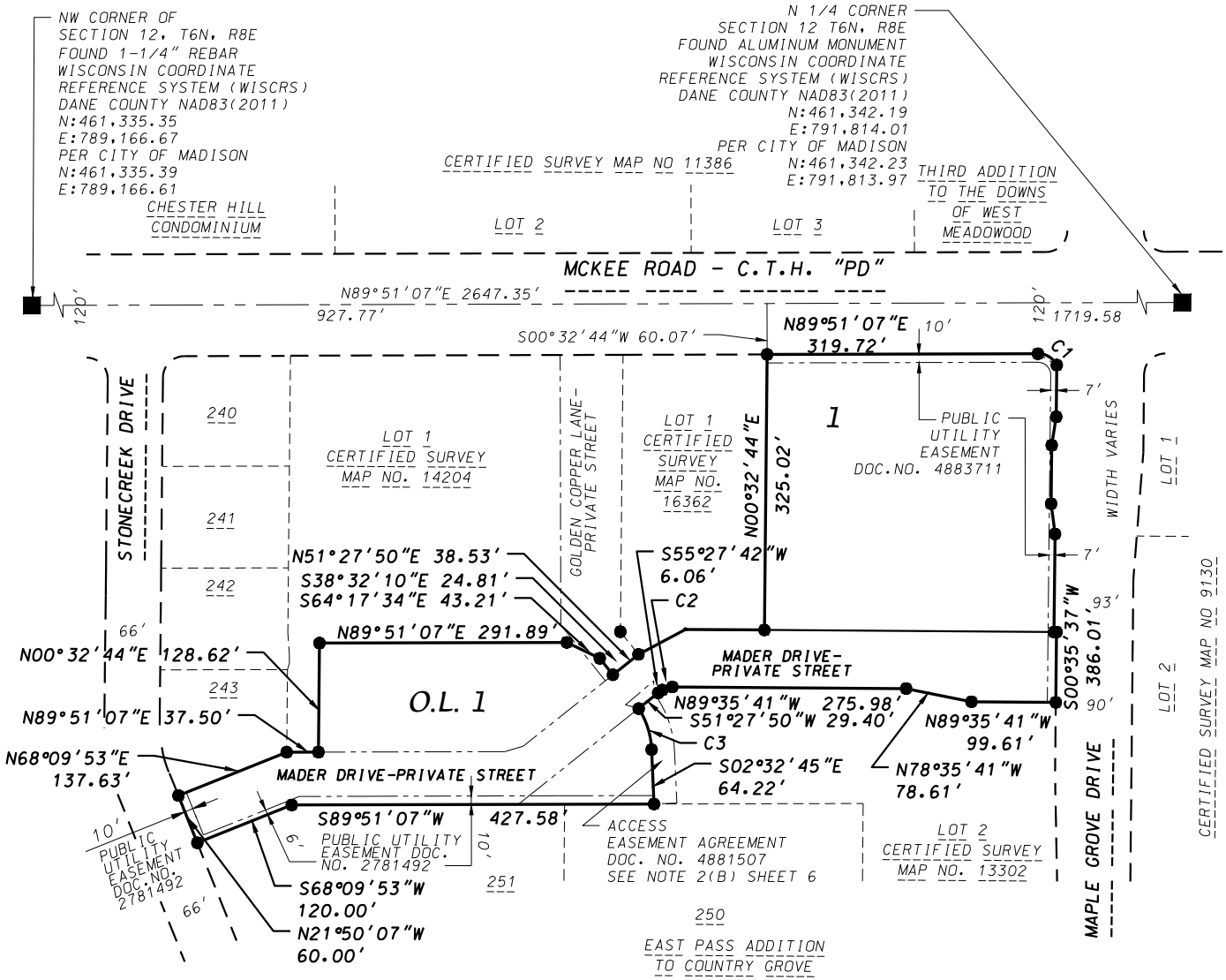
**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**

**7530 Westward Way, Madison, WI 53717**  
**Phone: 608.833.7530 • Fax: 608.833.1089**

**YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT**

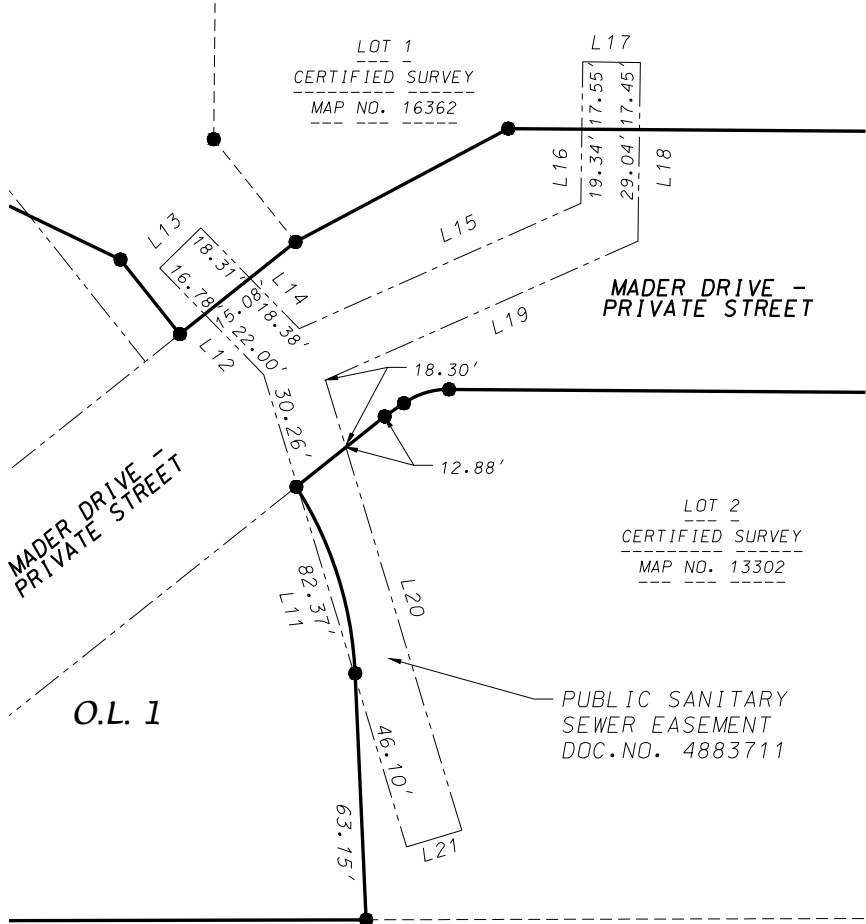
CERTIFIED SURVEY MAP

LOT 2, CERTIFIED SURVEY MAP NO. 16362,  
LOCATED IN THE NW1/4 OF THE NW1/4  
SECTION 12, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN



CERTIFIED SURVEY MAP

LOT 2, CERTIFIED SURVEY MAP NO. 16362,  
LOCATED IN THE NW1/4 OF THE NW1/4  
SECTION 12, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN



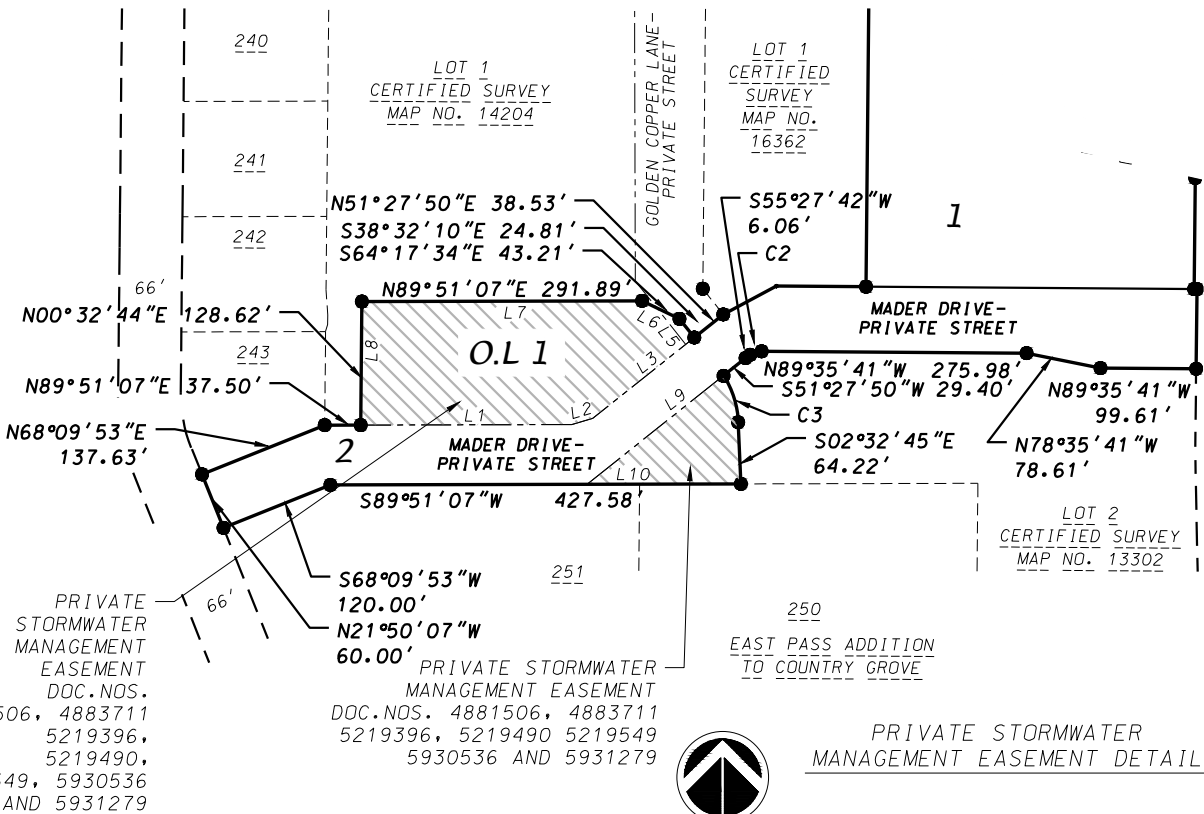
PUBLIC SANITARY SEWER EASEMENT  
LINE TABLE

LINE	BEARING	DISTANCE
L11	N16°50'10"W	128.47'
L12	N44°20'40"W	38.78'
L13	N45°39'20"E	15.00'
L14	S44°20'40"E	36.69'
L15	N66°01'32"E	80.24'
L16	N00°47'00"E	36.89'
L17	S89°13'00"E	15.00'
L18	S00°47'00"W	46.49'
L19	S66°01'32"W	89.04'
L20	S16°50'10"E	122.47'
L21	S73°09'50"W	15.00'

PUBLIC STREET EASEMENT &  
PRIVATE STORMWATER MANAGEMENT  
EASEMENT LINE TABLE

LINE	BEARING & LENGTH
L1	S89°51'07"W - 219.79'
L2	S73°40'01"W - 22.84'
L3	S51°27'50"W - 135.20'
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L9	N51°27'50"E - 181.60'
L10	S89°51'07"W - 160.24'

PUBLIC SANITARY SEWER EASEMENT DETAIL  
1" = 50'



PRIVATE STORMWATER  
MANAGEMENT EASEMENT DETAIL

GRID NORTH  
WISCONSIN COORDINATE  
REFERENCE SYSTEM (WISCRS)  
DANE COUNTY NAD83(2011) THE  
NORTH LINE OF THE NW1/4  
SEC. 12, T6N, R8E  
BEARS N89°51'07"E  
0 200  
Scale 1" = 200'  
SHEET 3 OF 6

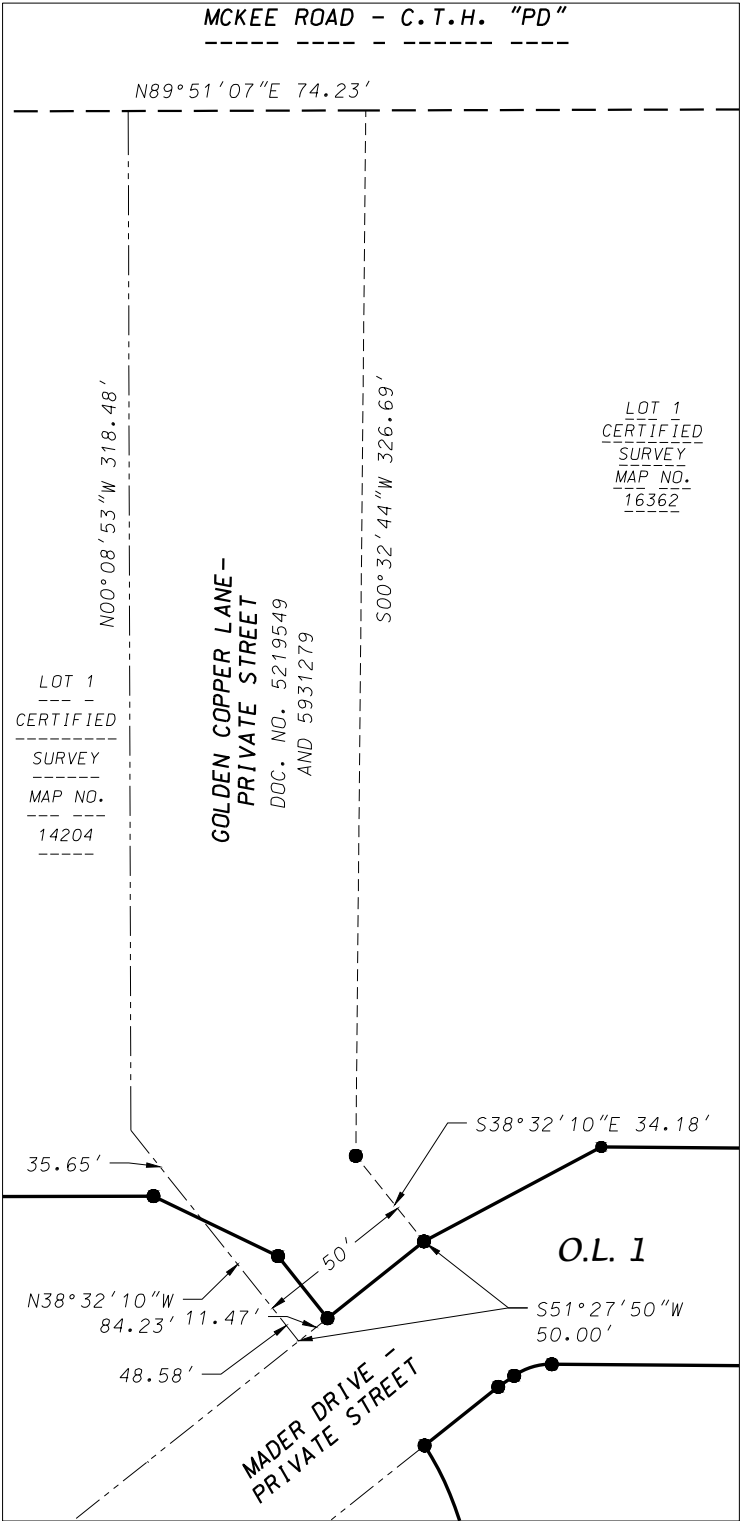
DATE: October 7, 2024  
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C.S.M. NO. \_\_\_\_\_  
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VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

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CERTIFIED SURVEY MAP

LOT 2, CERTIFIED SURVEY MAP NO. 16362,  
LOCATED IN THE NW1/4 OF THE NW1/4  
SECTION 12, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN



PRIVATE STREET DETAIL



GRID NORTH  
WISCONSIN COORDINATE  
REFERENCE SYSTEM (WISCRS)  
DANE COUNTY NAD83(2011) THE  
NORTH LINE OF THE NW1/4  
SEC. 12, T6N, R8E  
BEARS N89°51'07"E  
0 60  
Scale 1" = 60'

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CERTIFIED SURVEY MAP

LOT 2, CERTIFIED SURVEY MAP NO. 16362,

LOCATED IN THE NW1/4 OF THE NW1/4

SECTION 12, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYORS CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor S-2742, do hereby certify that this Certified Survey Map is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin, and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that the map is a correctly dimensioned representation of the exterior boundaries and division of the land surveyed. Said land is described as follows:  
Lot 1, Certified Survey Map No. 16362, recorded in Volume 121 of Certified Survey Maps on pages 330-336 as Document Number 5926556 in the Dane County Register of Deeds Office, located in the NW1/4 of the NW1/4 of Section 12, T6N, R8E, City of Madison, Dane County, Wisconsin. Containing 228,142 square feet (5.237 acres).

Dated this 7th day of October, 2024.


Brett T. Stoffregan, Professional Land Surveyor, S-2742

NOTES

- Ingress-Egress Easement over Lot 1, CSM 13302 for the benefit of Lot 2, CSM 13302 and Lots 250 & 251, East Pass Addition to Country Grove subject to Easement Agreement recorded as Document No. 2792220 amended by Document Nos. 5156035 and 5931279.
- This Certified Survey is subject to the following recorded instruments:
  - Declaration of Reciprocal Stormwater Easements recorded as Document No. 4881506.
  - Access Easement Agreement recorded as Document No. 4881507; amended by Doc. Nos. 5156035 and 5931279.
  - Stormwater Drainage Easement recorded as Document No. 4881508
  - The Terms and Conditions contained in the Planned Unit Development 13-32 General Development Plan, Cross Country Neighborhood Southwest Corner of County Highway PD and Maple Grove Drive recorded on May 21, 1997 as Document No. 2855373.
  - Planned Development - Specific Implementation Plan recorded as Doc. No. 4768114.
  - Planned Development - General Development Plan recorded as Doc. No. 4845727.
  - Note set forth on the recorded plat of East Pass Addition to Country Grove, stating: vehicular and pedestrian access shall be provided between Lots 244, 245, 246 and 247 of this plat so that direct access to all driveways and walkways serving any of these lots is available for use by vehicular and pedestrian traffic generated in any of the other lots.
  - Note set forth on the recorded plat of East Pass Addition to Country Grove, stating: Lot 247 allowed one driveway access point to Maple Grove Drive. One access point along McKee Road between Lot 240 and Maple Grove Drive shall be granted at such time as there is a physical median provided on McKee Road which restricts turns at this access point to only right turns in and right turns out. The location of this access point shall be roughly 700 feet plus or minus from Maple Grove Drive and ultimately determined by the City Traffic Engineer.
  - Declaration of Reciprocal Easements recorded as Document No. 4890745; amended by Doc. No. 5156035. This document to be recorded by a separately recorded instrument.
  - Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measured recorded as Document No. 4919917.
  - Declaration of Conditions and Covenants recorded as Document Nos. 2799700 and 5094548.
  - Declaration of Reciprocal Stormwater Easements recorded as Document No. 5219396, corrected by Affidavit of Correction recorded as Document No. 5219490. This document to be recorded by a separately recorded instrument.
  - Declaration of Easements recorded as Document No. 5219549.
  - Use Restriction recorded as Document No. 2792221.
  - Declaration of Private Storm Sewer and Access Easement recorded as Document No. 5930537.
  - Assignment and Reservation of Easements recorded as Document No. 5947752.
  - Declaration of Private Sanitary Sewer and Access Easement recorded as Document No. 5930538.
  - Public Utility Easements granted by Document No. 2781492, partially released by Document Nos.-----.
- Lots/buildings within this subdivision/development are subject to impact fees that are due and payable at the time building permit(s) are issued.
- All lots within this Certified Survey Map are subject to public easements for drainage purposes which shall be a minimum of 6 feet in width measured from the property line to the interior of each lot except that the easements shall be 12 feet in width on the perimeter of the plat, EXCEPT where shown otherwise on the face of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of 6 feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.



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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: October 7, 2024  
F.N.: 24-07-114  
C.S.M. NO. \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

CERTIFIED SURVEY MAP
LOT 2, CERTIFIED SURVEY MAP NO. 16362,
LOCATED IN THE NW1/4 OF THE NW1/4
SECTION 12, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNERS CERTIFICATE

Mad Grove, LLC, a Wisconsin limited liability company, as owner, hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required by S.236.34 to be submitted to the City of Madison for approval.

Witness the hand and seal of said owner(s) this day of , 2024.

Mad Grove, LLC

John K. Livesey, Authorized Member

STATE OF WISCONSIN)
COUNTY OF DANE ) S.S.

Personally came before me this day of , 2024, the above named Limited Liability Company member(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission Expires Notary Public, Dane County, Wisconsin

MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: Date:
Matt Wachter, Secretary of Plan Commission

MADISON COMMON COUNCIL CERTIFICATE

Resolved that this Certified Survey Map located in the City of Madison, was hereby approved by Enactment Number , File I.D. Number , adopted this day of , 2024, and that said Enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this day of , 2024.

Maribeth Witzel-Behl, City Clerk, City of Madison, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this day of , 2024, at o'clock .M. and recorded in Volume of Certified Survey Maps on Pages as Document Number .

Kristi Chlebowski, Dane County Register of Deeds

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